

Briarlea, Vaggs Lane, Hordle, SO41 0FP £775,000

Mitchells

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Briarlea
Vaggs Lane
Hordle
Lymington
Hampshire
SO41 0FP

A stunning, characterful detached redbrick cottage situated in a sought after village location, which has undergone an extensive and sympathetic modernisation and extension programme in recent years. The property sits on a good sized plot and features a superb large kitchen/dining room, three bedrooms, two reception rooms, a home office, and excellent decorative order throughout. An internal viewing is strongly recommended to fully appreciate both the size of the property and the quality of the refurbishment.

- Entrance Hall
- Sitting Room
- Snug
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Landing
- Three Double Bedrooms
- Home Office
- Bathroom
- En-Suite Shower Room
- Gym/Hobbies Room
- Off Road Parking
- Large Landscaped Gardens
- Garden Store





The Property

Entrance hall with stairs to the first floor, a coats cupboard with automatic lighting, and attractive herringbone wood effect flooring.

Lovely double aspect sitting room featuring a recessed Clearview wood burning stove, engineered oak flooring, a bespoke media unit, recessed ceiling spotlights, UPVC double glazed sliding doors onto the patio, and a private outlook over the rear garden.

Beautiful snug lounge with a bespoke media unit, engineered oak flooring, a feature wood panel and brick wall, and an outlook to the front.

Stunning kitchen/dining room with an extensive range of high quality wall and base units, soft closing drawers and doors, composite stone worktops and upstands, and an undermounted double bowl sink unit with a mixer tap. Integrated appliances include a dishwasher, a fridge, a separate freezer, twin Neff ovens, a touch control induction hob, and an extractor fan. The room benefits from twin high level double glazed Velux windows, recessed ceiling spotlights, panelled walls, tiled flooring, bi-fold doors onto the patio, a lovely outlook over the rear garden, an integrated Bluetooth speaker system, a contemporary radiator, a walk-in larder cupboard, and recessed ceiling spotlights.

Useful separate utility room with bespoke units, an oak worktop, a Butler sink with a mixer tap, space for a washing machine and tumble dryer, cottage style brick flooring, an exposed timber beam, a storage cupboard, and a door onto the rear garden.

Cloakroom fitted with a modern white suite comprising a WC, a hand basin, automatic lighting, and an extractor fan.

First floor landing with a trap to the roof space and an airing cupboard.

Three double bedrooms, two featuring engineered oak flooring, and with the superb master bedroom suite comprising a large double bedroom with feature wood panelling, a separate dressing area, and an en-suite shower room fitted with a white suite including a fully tiled shower cubicle with a thermostatic-controlled shower, a wash basin, a WC, and tiled flooring.

Home office with engineered oak flooring and an outlook to the rear.

Family bathroom fitted with a white suite comprising a panelled bath with an independent shower over, a glass shower screen, a wash basin, a WC, timber effect flooring, recessed ceiling spotlights, and an extractor fan.

















Gardens & Grounds

The property sits on a good sized, landscaped plot of approaching a quarter of an acre. Twin timber gates provide access to the shingled front garden, which offers off road parking for at least four vehicles.

A timber gate provides side access.

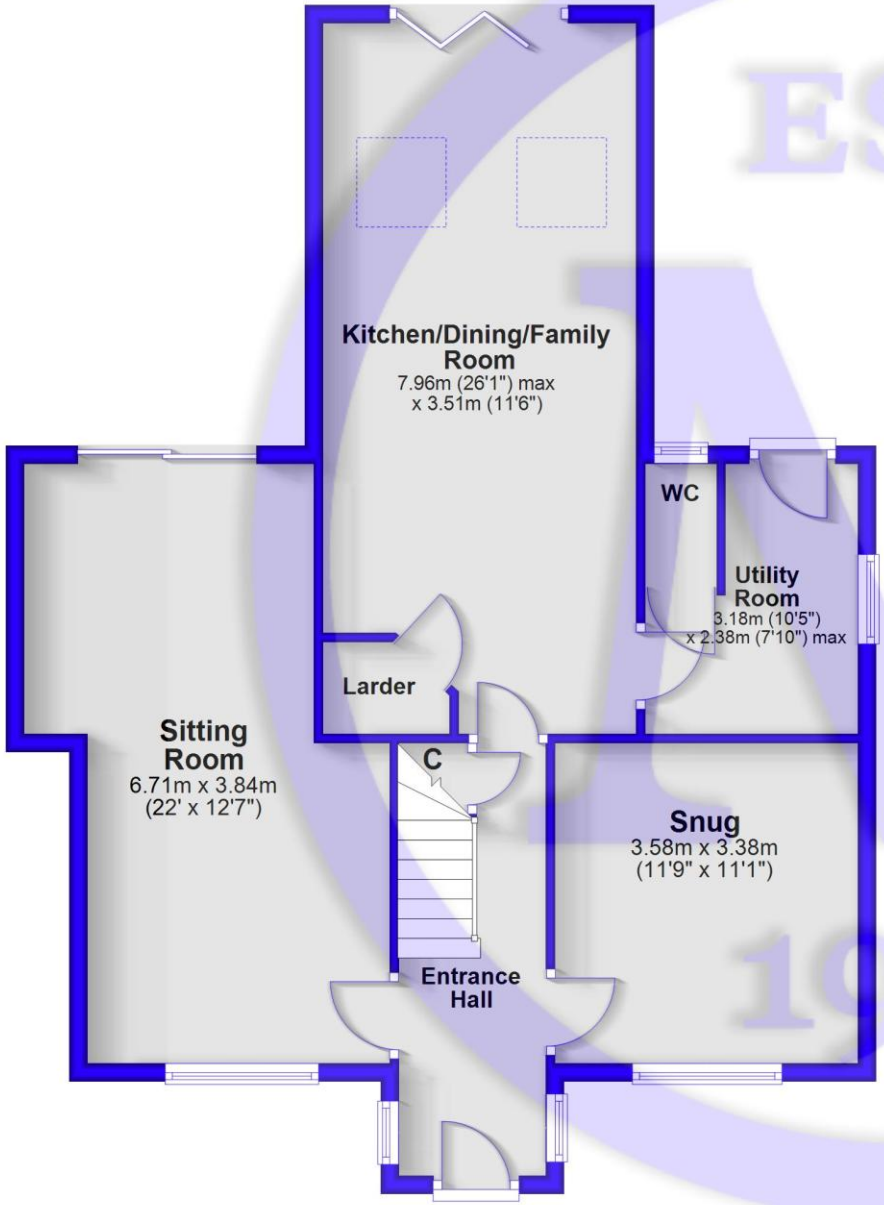
The large rear garden is a particular feature of the property, with two patio areas adjoining the rear of the house, leading to an attractive shingled section, a large timber pergola over an Indian sandstone patio, and a spacious storage building with twin timber doors. There is an insulated home office/gym with power, lighting, Bluetooth compatible speakers, casement doors opening onto the garden, timber effect flooring, and measuring 3.28m by 2.23m. The majority of the rear garden is laid to well kept lawn, with raised vegetable beds and a high degree of privacy and seclusion.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: F
- Energy Performance Rating: To be confirmed

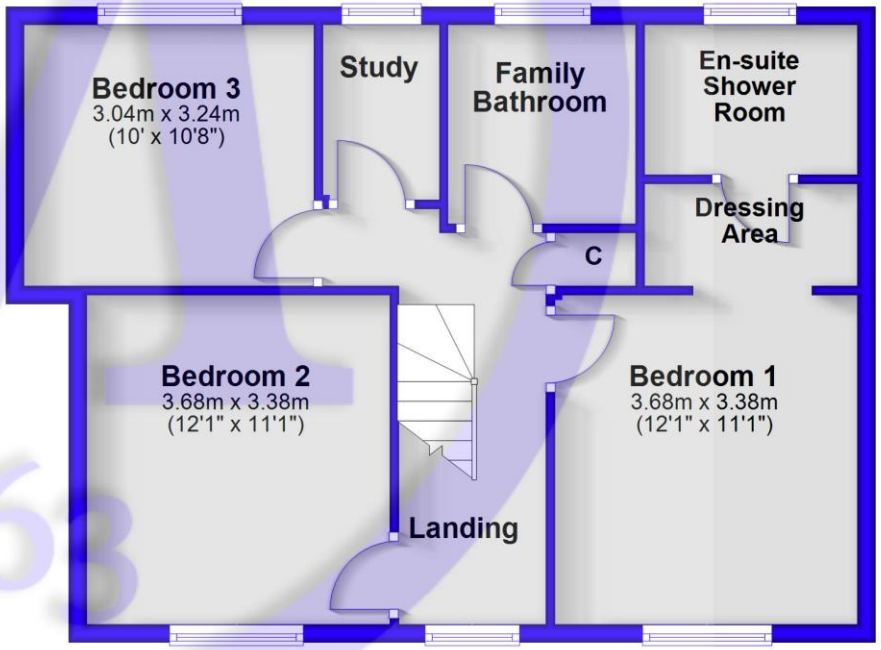
Ground Floor

Approx. 81.2 sq. metres (874.0 sq. feet)



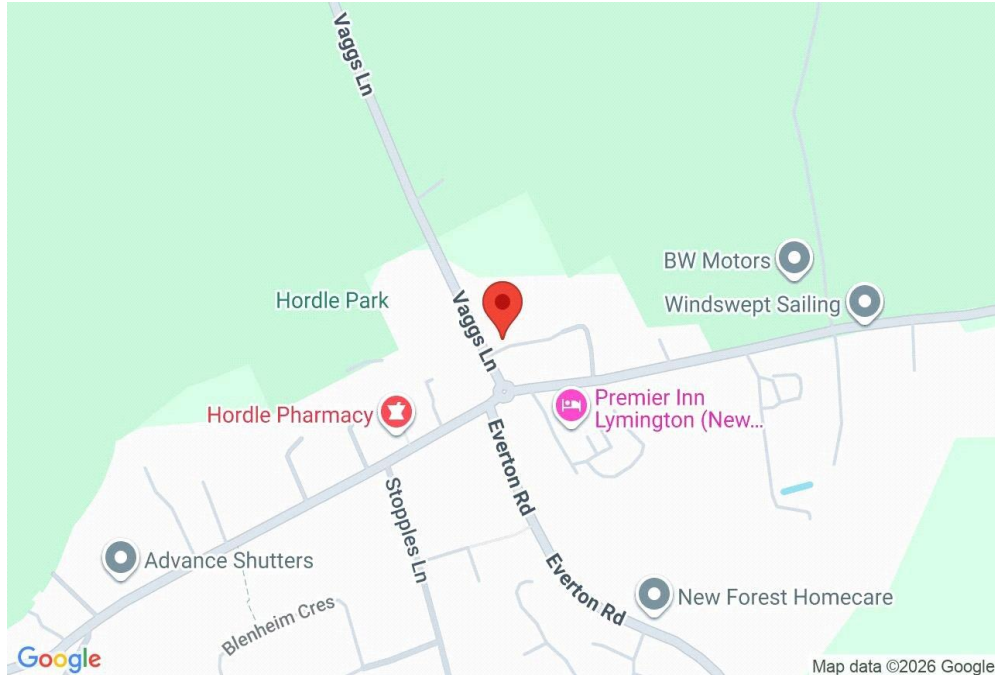
First Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 141.5 sq. metres (1522.7 sq. feet)





Situation

Hordle is a charming village located between the Georgian town of Lymington and the bustling New Milton. It boasts an Ofsted-rated ‘Outstanding’ primary school and excellent local amenities, including a pharmacy, a Co-Op, a village pub, and a sports ground. With easy access to New Milton’s mainline railway station, the picturesque quay at Lymington, and nearby attractions like the New Forest National Park and the cliff-top Barton on Sea beach, Hordle is an ideal location for your new home.



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